

walker laird

solicitors and estate agents

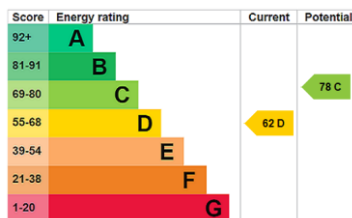


21 Alice Street, Paisley,
Renfrewshire, PA2 6DR



TOTAL: 1684 sq. ft. 156 m²
 1st floor: 909 sq. ft. 84 m², 2nd floor: 775 sq. ft. 72 m²
 EXCLUDED AREAS: GARAGE: 282 sq. ft. 26 m², STORAGE: 69 sq. ft. 6 m², UTILITY: 57 sq. ft. 5 m²,
 PORCH: 56 sq. ft. 5 m², PATIO: 306 sq. ft. 28 m², BATHROOM: 2 sq. ft. 0 m²,
 BEDROOM 2: 4 sq. ft. 0 m², BEDROOM 3: 5 sq. ft. 0 m², MASTER BEDROOM: 3 sq. ft. 0 m²,
 LOW CEILING: 6 sq. ft. 0 m², WALLS: 170 sq. ft. 18 m²

Created By Walker Laird



An impressive sandstone Semi Detached Villa located in a highly convenient location for amenities on Alice Street. The well-appointed three bedroom home is formed over two levels, set within mature gardens, and perfectly blends historic elegance with modern living showcasing original decorative cornicing.

The lower level comprises of an entrance vestibule, hallway, bay window living room, rear facing dining room, kitchen fitted with modern cabinetry and a range cooker with gas hob and extractor fan, utility room and a cloakroom w.c.

Upstairs there are three bedrooms and a four piece family bathroom featuring a corner tub, chrome towel rail, w.c, basin and separate mains shower. The property is double glazed and served by gas central heating.

Externally the house benefits from a good plot with an adjoining garage and driveway. The back garden is south facing, enclosed with a patio area and generous lawn.

Alice Street is within easy reach of Neilston Road, where a variety of amenities can be found including shops, pharmacies, banks, bars and local bus services. Paisley itself offers a wide variety of amenities in the nearby town centre. Paisley Canal Train Station is close at hand for regular access to Glasgow City Centre. The M8 Network is also nearby for commuters. For an even wider variety of amenities Silverburn Shopping Centre and Braehead are within easy reach.

Viewing highly recommended to appreciate the original features and proportions of the property.



VIEWING

Strictly by appointment with selling agents, by calling

OFFERS

All offers should be submitted to:

10 Canal Street, Renfrew, PA4 8QD

Telephone: 0141 886 5678 Fax: 0141 886 7327

walker laird

solicitors and estate agents

Paisley

9 Gilmour Street, Paisley, Renfrewshire, PA1 1DG

paisleyea@walkerlaird.co.uk

walkerlaird.co.uk

Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.